

RENTON CITY COUNCIL
Regular Meeting

July 26, 1999
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; DAN CLAWSON; KATHY KEOLKER-WHEELER; BOB EDWARDS; TONI NELSON; RANDY CORMAN; TIMOTHY SCHLITZER.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; JIM SHEPHERD, Community Services Administrator; MIKE WEBBY, Human Resources & Risk Management Administrator; BETTY NOKES, Economic Development Director; DENNIS CULP, Facilities Director; REBECCA LIND, Principal Planner; DON ERICKSON, Senior Planner; DEREK TODD, Finance Analyst; COMMANDER DENNIS GERBER, Police Department.

PRESS

Robert Teodosio, *Renton Reporter*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL APPROVE THE MINUTES OF JULY 19, 1999 AS PRESENTED. CARRIED.

PUBLIC MEETING

Annexation: Morrison, SE
128th St

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public meeting to consider the 10% Notice of Intent to Annex for 39.21 acres located north of SE 128th St., south of SE 120th St. and west of 155th Ave. SE (petitioner Morrison).

Don Erickson, Senior Planner, produced maps outlining the boundary of the property, as well as an aerial photograph of the site. The property is relatively flat and includes a small Type II or Type III wetland near its center, along its western boundary. It is currently vacant.

Councilman Edwards noted that the property appears to have very few trees. Mr. Erickson concurred that the land is generally clear of vegetation, primarily because it has been used for agricultural grazing in the past.

Continuing, Mr. Erickson reported that site's zoning under King County is R-4. Since Renton's Comprehensive Plan designates the property to be Residential Rural, applicable Renton zoning would be either Resource Conservation, R-1 or R-5. Water service is currently provided by Water District 90, and the district would continue to serve the site upon annexation to Renton.

Staff is recommending that 1.35 acres be added to the annexation area so that the adjacent section of SE 128th St. will also be brought into Renton. This would allow the City to require certain necessary street improvements when the property is developed. Mr. Erickson noted that the proposed annexation area is located within the Issaquah School District. At the conclusion of negotiations earlier this year, Renton agreed to assess an impact fee of \$2,797 on each new single-family home on the school district's behalf.

Referring to a vacant 40-acre parcel to the south, which is owned by King County, Mr. Erickson said it is the county's intention to hold this property for

development into a park, which would satisfy Renton's recreational needs in this area. He added that because 90% of the proposed annexation site drains into the May Creek Basin, which is experiencing flooding, erosion, and water quality problems, staff would recommend that any development on the property be required to adhere to the 1998 King County Surface Water Design Manual standards.

Mr. Erickson concluded that the annexation proposal is generally consistent with Renton policies and Boundary Review Board objectives, and no impediments to the provision of City services to the area have been identified. A full fiscal analysis will be conducted for the public hearing on the 60% Petition.

Audience comment was invited.

Nancy Bainbridge Rogers, 701 - 5th Ave., 70th Floor, Seattle, 98104, introduced herself as a representative of the petitioner and spoke in favor of the annexation.

There being no further public comment, it was **MOVED BY PARKER, SECONDED BY NELSON, COUNCIL: ACCEPT THE 10% NOTICE OF INTENT TO ANNEX; AUTHORIZE CIRCULATION OF THE 60% PETITION FOR THE EXPANDED AREA (40.56 ACRES); REQUIRE THE ADOPTION OF CITY ZONING ON THE PROPERTY CONSISTENT WITH RENTON'S COMPREHENSIVE PLAN; REQUIRE THAT THE PROPERTY OWNER ASSUME A PROPORTIONAL SHARE OF RENTON'S BONDED INDEBTEDNESS; AND REFER THE FIRST OF TWO REQUIRED PUBLIC HEARINGS ON THE ZONING FOR THE AREA TO THE PLANNING COMMISSION. CARRIED.**

PUBLIC HEARING

Comprehensive Plan: Review Process Changes

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the proposed changes to the Comprehensive Plan amendment and review process.

Rebecca Lind, Principal Planner, explained that three specific changes are being proposed to the Comprehensive Plan review process. The first would establish a process at the City Council level for preliminary review and authorization to proceed. The second would change the filing deadline from March 31st to October 1st (for preliminary review) and December 30th (for final review). The final proposed change would establish review criteria for Comprehensive Plan amendments, since none exist at this time, and clarify criteria for rezones.

Noting that the Comprehensive Plan can be amended only once per year, Ms. Lind explained that staff is suggesting that the review of proposed amendments begin earlier to better match staff's budget and work programs. It might also benefit some development projects by coinciding closer to the region's typical construction season.

Ms. Lind explained the proposed preliminary review, which would be recommended for applicants but not made mandatory. Under this process, applications would be screened at a conceptual stage based on the adopted criteria. All of the proposals submitted for pre-application would be submitted to the City Council for its review. After Council authorized the applications to proceed, environmental review and detailed Planning Commission review would commence. Ms. Lind emphasized that applicants could always waive pre-application review and simply submit their applications as usual prior to the final filing date.

After reviewing the proposed changes, the Planning Commission recommended that the final filing deadline be December 15th rather than December 30th. Staff would agree to this modification. Ms. Lind added that at this time, the Planning Commission does not support the proposed two-step process with a new pre-application review by Council. The commission has asked for more discussion of this particular issue.

Audience comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Councilmember Keolker-Wheeler stated that this matter will remain in Planning & Development Committee pending a final recommendation to the full Council. She added that the Planning Commission's reservations regarding the proposed pre-application process have to do with whether the Commission or the Council has first review of proposed Comprehensive Plan amendments. Staff and the Planning & Development Committee will continue to work with the Commission to resolve its concerns.

ADMINISTRATIVE REPORT

Finance Analyst Derek Todd reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- * The 14th Annual Renton River Days begins July 27th, with the parade scheduled on Saturday and the popular Rubber Ducky Derby on Sunday.
- * The Hazardous Wastemobile will be available to collect paints, pesticides, cleaners and other household hazardous products this weekend and next weekend at the Renton Center parking lot (365 Renton Center Way SW).
- * Renton city employees donated many toys and books for distribution during the annual Summer Lunch Program at Royal Hills.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

CAG: 99-084, 200 Mill Ave S
Bldg 2nd Floor Deck Repair

City Clerk reported bid opening on 7/15/99 for CAG-99-084, 200 Mill Ave. S. Building Second Floor Deck Repair; one bid; engineer's estimate \$45,000; and submitted staff recommendation to award the contract to the sole bidder, Diamaco, Inc., in the amount of \$39,778. Council concur.

CAG: 99-086, 200 Mill Ave S
Bldg Plumbing Replacement

City Clerk reported bid opening on 7/15/99 for CAG-99-086, 200 Mill Ave. S. Building Plumbing Replacement; four bids; engineer's estimate \$70,000; and submits staff recommendation to award the contract to the lowest responsible bidder, Pilchuck Contractors, Inc., in the amount of \$52,000. Council concur. (See page 268 for an explanation regarding the change from the original agenda on this item.)

CAG: 99-087, 200 Mill Ave S
Bldg Security System

City Clerk reported bid opening on 7/16/99 for CAG-99-087, 200 Mill Ave. S. Building Security Access System; two bids; engineer's estimate \$40,000; and submitted staff recommendation to award the contract to the low bidder, JPL Construction, in the amount of \$39,775. Council concur.

CAG: 99-088, 200 Mill Ave S
Bldg Fire Alarm System

City Clerk reported bid opening on 7/15/99 for CAG-99-088, 200 Mill Ave. S. Building Fire Alarm System; one bid; engineer's estimate \$40,000; and submitted staff recommendation to award the contract to the sole bidder, Automated Communications Corp., in the amount of \$29,931.76. Council concur.

CAG: 99-090, 200 Mill Ave S Bldg Lobby Renovation	City Clerk reported bid opening on 7/16/99 for CAG-99-090, 200 Mill Ave. S. Building Lobby Renovation; two bids; engineer's estimate \$41,500; and submitted staff recommendation to award the contract to the low bidder, Litchfield Construction, in the amount of \$34,173. Council concur.
CAG: 99-085, 200 Mill Ave S Bldg Fire Sprinkler Project	City Clerk reported bid opening on 7/22/99 for CAG-99-085, 200 Mill Ave. S. Building Fire Sprinkler Installation; two bids; engineer's estimate \$70,000; and submits staff recommendation to award the contract to the low bidder, Ace Fire Protection Systems, in the amount of \$70,200.00. Council concur.
Legal: Clean up of Junk (Abandoned) Vehicles	Legal Department recommended approval of an ordinance relating to the clean up of junk (abandoned) vehicles and vehicle parts from private property. Refer to <u>Public Safety Committee</u> .
CAG: 99-049, Sunset Blvd Rockery Repair, AAA Rockery & Const	<p>Transportation Division submitted CAG-99-049, Sunset Blvd. NE Rockery Repair project; and requested approval of the project, commencement of 60-day lien period, and release of retained amount of \$4,881.78 to AAA Rockery & Construction, contractor, if all required releases are obtained. Council concur.</p> <p>Council President Parker noted a change to item 8.b. since the time the agenda was prepared. Because the low bidder on the 200 Mill Ave. S. Building Plumbing Replacement project withdrew its bid, the contract will instead be awarded to the second low bidder.</p> <p>MOVED BY PARKER, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.</p>
CORRESPONDENCE Citizen Comment: Pound – Fireworks Ban	<p>Correspondence was read from Shannon Pound, 1606 Glennwood Ave. SE, Renton, 98058, urging the City to ban fireworks. Ms. Pound said fireworks are noisy, messy, and threatening to the safety of persons and property, and some people are confused over what is legal or illegal while others simply disregard the rules limiting discharge. MOVED BY EDWARDS, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THIS LETTER TO THE <u>PUBLIC SAFETY COMMITTEE</u>. CARRIED.</p>
Citizen Comment: O'Halloran – Fireworks Ban	<p>Correspondence was read from Mike O'Halloran, 4420 SE 4th St., Renton, 98059, saying that the time has come for Renton to outlaw fireworks within its city limits. Mr. O'Halloran said a fireworks ban would be consistent with Renton's mission to "provide a healthy atmosphere in which to live and raise families." MOVED BY EDWARDS, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THIS LETTER TO THE <u>PUBLIC SAFETY COMMITTEE</u>. CARRIED.</p>
OLD BUSINESS <u>Finance Committee</u> Finance: Vouchers	<p>Finance Committee Chair Edwards presented a report recommending approval of Claims Vouchers 172746 - 173180 and two wire transfers totaling \$2,443,758.72; and approval of Payroll Vouchers 20329 - 20654 and 526 direct deposits in the total amount of \$998,567.39. MOVED BY EDWARDS, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.</p>
EDNSP: Renton Community Marketing Campaign, Year Two, Hamilton/Saunderson Contract	Finance Committee Chair Edwards presented a report recommending that Council authorize the <u>Administration</u> to contract with The Hamilton/Saunderson Marketing Partnership for year two of the Renton Community Marketing Campaign. These funds (\$90,000) have already been authorized in the 1999 budget. The Renton Community Marketing Campaign will be a combined effort of many segments of the community and will expand on the success of the

campaign's first year. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Community Services
Committee**

Parks: Senior Activity Center
Roof Repair Bid Award (Queen
City Sheet Metal & Roofing)

Community Services Committee Chair Nelson presented a report recommending that Council concur in the staff recommendation to approve the low bid for the Senior Activity Center roof repair submitted by Queen City Sheet Metal and Roofing, Inc. on June 16, 1999. The bid would include the base bid of \$49,063.00 plus acceptance of added alternates one through five for a total contract amount of \$57,212.00. Sources for the additional funds would be as follows: Senior Center Roof fund (\$23,000); Senior Center Major Maintenance account (\$10,000); Carco Theater Major Maintenance account (\$5,000); Repairs & Maintenance account (\$15,000); and Repairs & Maintenance – Senior Activity Center account (\$5,000).

The Committee further recommended that the Mayor and City Clerk be authorized to execute the contract with the low bidder. MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation (Aviation)
Committee**

Lease: Kaynan Corp Municipal
Airport Sites, LAG-84-003 and
LAG-85-011

Transportation (Aviation) Committee Chair Corman presented a report recommending that Council approve the extension of the Kaynan Corporation's two leases for property in the southeast portion of the Municipal Airport. The leases, LAG-84-003 and LAG-85-011, will be extended to July and August 2010, respectively, with options to extend to 2016. The Committee further recommended that Council authorize the Mayor and City Clerk to execute lease addendum 99-08 to LAG-84-003 and lease addendum 99-04 to LAG-85-011. MOVED BY CORMAN, SECONDED BY CLAWSON, COUCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

NEW BUSINESS

Parks: "Anything Goes"
Summer Teen Musical

Councilmember Keolker-Wheeler encouraged everyone to attend this year's summer teen musical at Carco Theatre, "Anything Goes," reporting that it is highly professional and a powerful antidote to negative perceptions of today's teenagers. The musical will continue through August 7th.

Public Works: Olympic
Pipeline Company Franchise

Ms. Keolker-Wheeler asked that the Administration reiterate its request to the Olympic Pipeline Company for information on the safety of its facilities. She noted that in the aftermath of a fatal accident in Bellingham earlier this summer, Renton had posed several questions and concerns to the company. The letter received in response, however, utterly failed to specifically address the City's inquiries and concerns.

Mayor Tanner noted that because pipeline safety regulations are preempted by the federal government, Renton has no enforcement authority whatsoever in this area. The City can and will, however, apply pressure to the company to provide the requested information.

Franchise: TCI Fiber Optic
Upgrade & Temporary Service
Problems

Ms. Keolker-Wheeler commented that many residents have recently complained that their cable television service is snowy or shadowy, or frequently out of service.

City Clerk/Cable Manager Marilyn Petersen replied that because TCI is currently upgrading its system to fiber optic cable, residents can expect service problems and outages on a regular basis until the upgrade is completed. Adding that TCI is trying to schedule most of the work outside of prime viewing hours, she said the company expects the upgrade to be finished before the September 13th deadline.

Responding to Councilman Corman, Ms. Petersen confirmed that any customers affected by an outage are eligible for a refund for the time that their service is interrupted.

EXECUTIVE SESSION

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL RECESS INTO EXECUTIVE SESSION FOR 60 MINUTES TO DISCUSS LABOR NEGOTIATIONS AND PROPERTY ACQUISITION. CARRIED. Time: 8:15 p.m.

The meeting was reconvened at 9:19 p.m.; roll was called; all Councilmembers present.

ADJOURNMENT

MOVED BY EDWARDS, SECONDED BY CLAWSON, COUNCIL ADJOURN. CARRIED. Time: 9:20 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
July 26, 1999